



**30a Edies Lane,
Leavenheath, Colchester, Essex**

**DAVID
BURR**



30a Edies Lane, Leavenheath, Colchester, Essex, CO6 4PA

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty. The strong community supports many clubs, teams, 2 public houses and a parish church. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke-By-Nayland golf and country club is approximately 1 mile distant. The town of Colchester with its main line rail link to London's Liverpool Street station is 9 miles distant whilst the well preserved market town of Sudbury is 7 miles.

This substantial 5 bedroom detached single storey property occupies a private setting on a no through lane within the much sought after Suffolk village of Leavenheath. The property enjoys deceptively spacious living accommodation extending to approximately 2000 sqft with the South facing sitting room, dining room and kitchen/breakfast room being of particular note. The property enjoys flexible accommodation throughout with 5 bedrooms (1 en-suite), Jack and Jill family bathroom and scope to utilise the fifth bedroom as office/study space if so required. Further benefits to the property include an in and out drive to front, double garage and off street parking for a range of vehicles. The private gardens are laid principally to lawn and enjoy a southerly aspect with views over woodland and farmland beyond.

This 4/5 bedroom detached property enjoys a private 'no through lane' location with benefits including double garage, off street parking and South facing gardens.

Solid wood door with clouded glazed surround to:

ENTRANCE HALL: 13.47m x 2.00m (44' 2" x 6' 6") Measuring in excess of 44ft in length with stripped wooden flooring throughout, glazed window to front and further windows to rear.

SITTING ROOM: 6.25m x 4.85m (20' 6" x 15' 10") Enjoying a dual South Westerly aspect with windows to side and sliding glazed panelled door to rear. The sitting room enjoys stripped wooden flooring throughout with the focal point of the room being a central red brick fireplace with terracotta tiled hearth, brick surround and wooden mantle over.

DINING ROOM: 4.51m x 3.91m (14' 9" x 12' 9") Enjoying a southerly aspect with windows to rear and serving hatch through to the kitchen.

KITCHEN/BREAKFAST ROOM: 7.08m (narrowing to 6.07m) x 5.01m (23' 2" narrowing to 19' 10" x 16' 5") Split into two distinct sections with the kitchen fitted with a matching range of base and wall units with granite effect worktops over and splash back tiles above. Stainless steel single sink

unit with vegetable drainer to side and mixer tap above. The kitchen benefits from a range of fitted appliances including a Neff double oven, Miele fridge/freezer and Miele dishwasher. The kitchen enjoys a dual south easterly aspect with serving hatch through to kitchen and central island with further base level storage and seating area.

The breakfast area enjoys attractive views over the private gardens with space for a table and chairs and double doors opening onto the terrace.

UTILITY ROOM: 3.59m x 2.63m (11' 9" x 8' 7") With tiled effect flooring throughout and fitted with a matching range of base and wall units with worktops over and splashback tiles above. Stainless steel single sink unit and space and plumbing for double oven, washing machine, dryer and also housing gas fired boiler. Hatch to loft and sliding door to linen cupboard housing water tank with further space for fridge freezer and door to front.

MASTER BEDROOM: 3.90m x 3.63m (12' 9" x 11' 10") With windows to side and sliding door to fitted wardrobe with attached hanging rail and further available storage. Door to:

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EN-SUITE BATHROOM: Principally tiled and fitted with wall hung WC, wash hand basin with marble worktops and base level Oak vanity unit, bidet and deep fill bath with Jacuzzi jets and wall mounted radiator/towel rail. Walk in fully tiled double shower unit with fitted attachment and clouded glazed window to side.

BEDROOM 2: 3.91m x 3.62m (12' 9" x 11' 10") With sliding door to integral wardrobe with fitted shelving and window to side.

BEDROOM 3: 3.00m x 2.97m (9' 10" x 9' 8") With sliding door to fitted wardrobe, window to side and door to Jack and Jill family bathroom.

BEDROOM 4: 2.99m x 2.97m (9' 9" x 9' 8") With sliding door to fitted wardrobe and window to side.

BEDROOM 5: 2.96m x 2.30m (9' 8" x 7' 6") Enjoying a dual aspect with windows to front and side and offering excellent potential as an office/study.

CLOAKROOM: Fitted with WC, wash hand basin and clouded glazed window to front.

JACK AND JILL FAMILY BATHROOM: 2.96m x 2.40m (9' 8" x 7' 10") Fitted with WC, wash hand basin and fully tiled bath with fitted shower attachment and clouded glazed window to side.

Outside

The property is approached via Edies Lane with 30a situated on the South side of the lane and access via twin 5 bar gates providing off street parking for a range of vehicles. An attractive area of lawned gardens is set to the front of the property with low level hedging, shrubs and fledgling trees.

DOUBLE GARAGE: With twin up and over doors to front, light and power connected, window to side and personal door to rear.

A covered terrace to the front of the property is brick paved and provides access to the principal residence whilst gated side access is provided to the rear gardens.

The gardens are an exceptional feature of the property being laid principally to lawn with an attractive border of plants, shrubs, flowers and mature trees. The gardens enjoy a southerly aspect and enjoy a fenced border on all sides with views over woodland and farmland beyond. The terrace area immediately beyond the kitchen/breakfast room is well placed for entertaining and dining Alfresco. There is a tool shed at the rear of the garage and a green house in the garden.

AGENTS NOTES: All curtains, blinds and fitted carpets are included in the sale of the property.

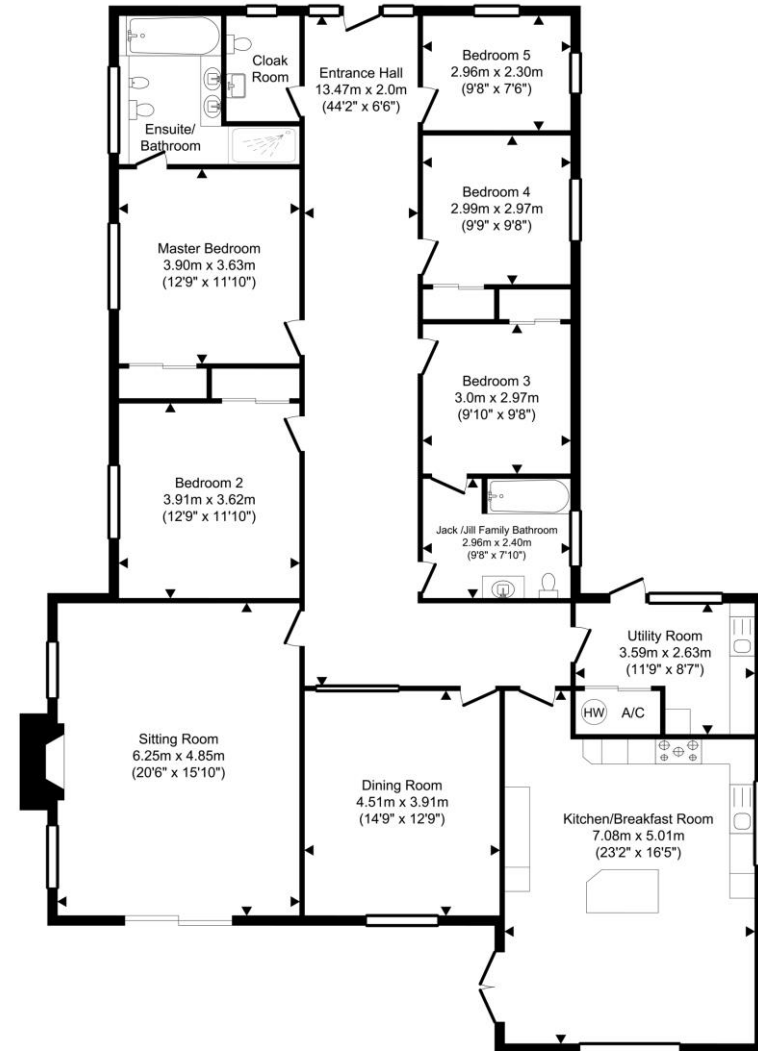
SERVICES: Mains water, electricity and drainage are connected. Gas fired heating to radiators. **NOTE:** None of the services have been tested by the agent.

EPC RATING: BAND D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk IP7 6SJ (01473 822801).

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Approximate Floor Area
2229.95 sq. ft.
(207.17 sq. m)

TOTAL APPROX. FLOOR AREA 207.17 SQ.M. (2229.95 SQ.FT.)
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